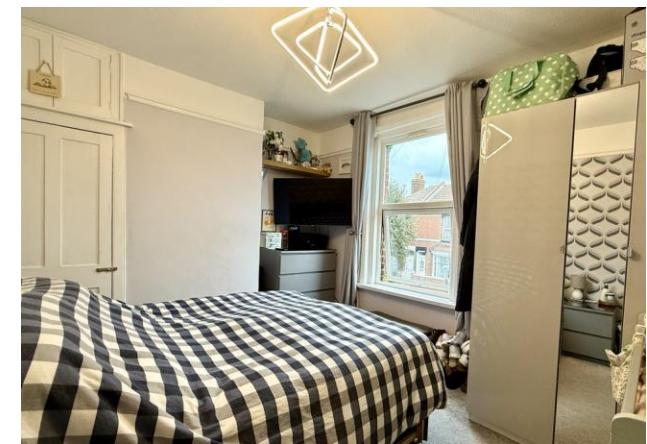




**£215,000**  
**30 Whitworth Road**  
Gosport, Hampshire, PO12 3NN

Located in a popular residential area, this spacious 2-bedroom mid-terraced home is ideally situated close to local amenities, schools, and transport links. The property features a generous lounge, a modern fitted kitchen, upstairs, the property benefits from two well-proportioned bedrooms and a stylish family bathroom with modern fixtures and fittings. Outside, a south-facing garden offers plenty of natural light and outdoor space, this home combines convenience with comfortable living. Perfect for first-time buyers or investors. Viewing comes highly recommended.

2	
1	
1	





## ENTRANCE HALL

**LOUNGE** 22' 5" x 9' 01" (6.83m x 3.02m) MAX

**KITCHEN** 14' 3" x 8' 0" (4.34m x 2.44m)

## FIRST FLOOR LANDING

**BEDROOM ONE** 13' 3" x 10' 0" (4.04m x 3.05m)

**BEDROOM TWO** 9' 10" x 8' 11" (3m x 2.72m)

## BATHROOM

## OUTSIDE

## FRONT & REAR GARDEN

## AGENT NOTES



GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.

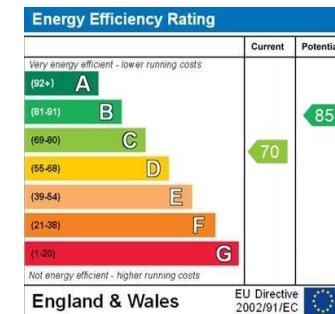


**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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